

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, MARCH 21, 2006

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MI 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN
DEAN AUSILIO, VICE-CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
CHARLES OLIVER, MEMBER
JOA PENZIEN, MEMBER
ARNOLD THOEL, MEMBER
DEBORAH ZOLNOSKI, MEMBER

ABSENT: NONE

ALSO PRESENT: Lawrence Dloski, Township Attorney
Jerome R. Schmeiser, Community Planning Consultants
(Additional attendance on file at the Clerk's Office)

Chairman GALLAGHER called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

ROLL CALL

1. Clerk KOEHS called the roll and the entire commission was present.

APPROVAL OF THE AGENDA

2. The agenda was reviewed and any additions, corrections or deletions were discussed.

MOTION by AUSILIO seconded by PENZIEN to approve the agenda as amended, WITH ITEM 14 TABLED UNTIL May 16, 2006 at the Petitioner's request.

MOTION carried.

APPROVAL OF PREVIOUS MEETING MINUTES

3. The minutes of the previous meeting held on March 7, 2006, were reviewed and any additions, corrections or deletions were discussed.

MOTION by PENZIEN seconded by THOEL to approve the minutes of the meeting of March 7, 2006 as presented.

MOTION carried.

AGENDA ITEMS

4.  **Rezoning; C-3 to C-2 (Waterstone Office Center);** Located on the east side of Card Road, approximately 500 feet north of Hall Road; Antonio Cavaliere, Petitioner. Permanent Parcel Nos. 08-35-300-006 and 08-35-300-007.

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Mr. Jerry Schmeiser, Planning Consultant, reviewed this proposal and recommended that it not be rezoned from C-3 to C-2, but, because of existing development on adjacent property, that it be rezoned from C-3 to O-1.

Mr. Antonio Cavaliere, petitioner, was present and expressed his opinion that he had no basic disagreement with Mr. Schmeiser's recommendation to rezone the property from C-3 to O-1.

Mr. Sam Locricchio, owner of the property to the north of these two parcels, said that Mr. Schmeiser's recommendations would be consistent with his plans as well.


MOTION by AUSILIO seconded by PENZIEN to recommend the Township Board approve the rezoning from C-3 to O-1 for Permanent Parcel Number 08-35-300-006, pursuant to the recommendation of the Community Planning Consultants.

MOTION carried.

MOTION by AUSILIO seconded by PENZIEN to recommend the Township Board approve the rezoning from C-3 to O-1 for Permanent Parcel Number 08-35-300-007, pursuant to the recommendation of the Community Planning Consultants.

MOTION carried.

Further discussion was held regarding the area in general. After discussion, the Planning Commission recommended the Township Board consider initiating the process to rezone to O-1 all of the properties on this corner that are currently zoned C-3.


5.  **Rezoning; AG to R-1;** Located on the east side of Romeo Plank Road, ¼ mile south of 26 Mile Road; Macomb Township, LLC, Petitioner. Permanent Parcel No. 08-05-100-006.

Mr. Jerry Schmeiser, Planning Consultant, reviewed this proposal and recommended that it be approved for rezoning.

Ms. Sally Payette, property owner, informed the Commission that there has been an ongoing farm operation on this property for over 35 years, and is still ongoing.

MOTION by AUSILIO seconded by OLIVER to table the rezoning from AG to R-1 for Permanent Parcel Number 08-05-100-006 indefinitely.

MOTION carried.


6.  **Rezoning; AG to R-1;** Located on the south side of 26 Mile Road, ½ mile east of Romeo Plank; Macomb Township, Petitioner. Permanent Parcel No. 08-05-100-012.

Items 6 through 13 were all reviewed at the same time since they are all in the same section of the Township, and have similar circumstances. Mr. Schmeiser reviewed them all and the reasons for their recommendation.

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MOTION by AUSILIO seconded by PENZIEN to recommend approval of the rezoning from AG to R-1 for Permanent Parcel Number 08-05-100-012.

MOTION carried.

7.  **Rezoning; AG to R-1;** Located on the south side of 26 Mile Road, ½ mile east of Romeo Plank; Macomb Township, Petitioner. Permanent Parcel No. 08-05-100-013.


MOTION by AUSILIO seconded by ZOLNOSKI to recommend approval of the rezoning from AG to R-1 for Permanent Parcel Number 08-05-100-013.

MOTION carried.

8.  **Rezoning; AG to R-1;** Located on the east side of Romeo Plank Road, 305 feet south of 26 Mile Road; Macomb Township, Petitioner. Permanent Parcel No. 08-05-100-022.


MOTION by AUSILIO seconded by PENZIEN to recommend approval of the rezoning from AG to R-1 for Permanent Parcel Number 08-05-100-022.

MOTION carried.

9.  **Rezoning; AG to R-1;** Located on the south side of 26 Mile Road, ½ mile east of Romeo Plank; Macomb Township, Petitioner. Permanent Parcel No. 08-05-200-001.


MOTION by AUSILIO seconded by PENZIEN to recommend approval of the rezoning from AG to R-1 for Permanent Parcel Number 08-05-200-001.

MOTION carried.

10.  **Rezoning; AG to R-1;** Located on the east side of Romeo Plank Road, ¼ mile north of 25 Mile Road; Macomb Township, Petitioner. Permanent Parcel No. 08-05-301-003.


MOTION by AUSILIO seconded by ZOLNOSKI to recommend approval of the rezoning from AG to R-1 for Permanent Parcel Number 08-05-301-003.

MOTION carried.

11.  **Rezoning; AG to R-1;** Located on the east side of Romeo Plank Road, ¼ mile north of 25 Mile Road; Macomb Township, Petitioner. Permanent Parcel No. 08-05-302-001.

MOTION by ZOLNOSKI seconded by KOEHS to recommend approval of the rezoning from AG to R-1 for Permanent Parcel Number 08-05-302-001.


MOTION carried.

12.  **Rezoning; AG to R-1;** Located on the east side of Romeo Plank Road, ¼ mile north of 25 Mile Road; Macomb Township, Petitioner. Permanent Parcel No. 08-05-302-004.

MOTION by OLIVER seconded by AUSILIO to recommend approval of the rezoning from AG to R-1 for Permanent Parcel Number 08-05-302-004.


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MOTION carried.


13.  **Rezoning; AG to R-1;** Located on the east side of Romeo Plank Road, ¼ mile north of 25 Mile Road; Macomb Township, Petitioner. Permanent Parcel No. 08-05-302-005.

MOTION by OLIVER seconded by THOEL to recommend approval of the rezoning from AG to R-1 for Permanent Parcel Number 08-05-302-005.

MOTION carried.

14.  **Revised Site Plan; Waldenburg 2 (Cingular co-location on Nextel Tower);** Located on the east side of Hayes Road, 1/3 mile north of 22 Mile Road; Cingular Wireless, Petitioner. Permanent Parcel No. 08-19-300-012.

This matter was tabled until May 16, 2006 at the petitioner's request..


15.  **Revised Site Plan; The Retreat Condominiums;** Located on the east side of North Avenue, north of future 22 Mile Road; Lombardo North Avenue Properties, LLC, Petitioner. Permanent Parcel No. 08-24-300-013.

Mr. Jerry Schmeiser, Planning Consultant, reviewed this proposal and recommended that the revised site plan be approved.

Mr. Greg Windingland, representing the petitioner, was present and indicated his understanding of all of the recommendations of the planning consultants.

MOTION by KOEHS seconded by AUSILIO to approve the revised site plan for the Retreat Condominiums, Permanent Parcel Number 08-24-300-013; subject to all of the recommendations of the Community Planning Consultants and provided that the amendments to the Master Deed and Exhibit B documents be reviewed and approved by the Assessor and Attorney, and recorded appropriately.

MOTION carried.

16.  **Special Land Use; Creekside Animal Hospital;** Located on the south east corner of 22 Mile Road and Romeo Plank in the Waldenburg Plaza; Dr. Michele Anderman, Petitioner; Permanent Parcel No. 08-28-101-010


Mr. Jerry Schmeiser, Planning Consultant, reviewed this proposal and recommended that the special land use be granted.

Dr. Michelle Anderman, petitioner was present.

MOTION by KOEHS seconded by THOEL to approve the Special Land Use request for the Creekside Animal Hospital, Permanent Parcel Number 08-28-101-010, as recommended by the Community Planning Consultants, with the condition that no outside activities for the exercise, boarding or treatment of animals will be permitted.

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MOTION carried.

17.  **Extension of Site Plan; Legacy Place Apartments (expires April 6, 2006);** Located on the east side of North Avenue, south of future 22 Mile Road; Legacy Estates, LLC, Petitioner. Permanent Parcel No. 08-25-100-016.

Mr. Jerry Schmeiser, Planning Consultant, reviewed this proposal and recommended that the extension be granted.

MOTION by KOEHS seconded by THOEL to approve a one-year extension for of the site plan for Legacy Place Apartments, to April 6, 2007; Permanent Parcel Number 08-25-100-016.

MOTION carried.

18.  **Extension of Preliminary Plan; Regency Commerce Center Site Condominiums, Phase II (expires June 11, 2006);** Located on the north side of 23 Mile Road, approximately ½ mile west of Romeo Plank Road; Antonio Cavaliere, Petitioner. Permanent Parcel No. 08-17-300-014.

Mr. Jerry Schmeiser, Planning Consultant, reviewed this proposal and recommended that the extension be denied because the Engineer's file on this project had been closed. Mr. Dloski advised the Commission that the status of the engineer's file had no bearing whatsoever on the granting or denying of this extension.

MOTION by KOEHS seconded by THOEL to approve a one-year extension of the Preliminary Plan for Regency Commerce Center Site Condominiums, Phase II, to June 11, 2007; Permanent Parcel Number 08-17-300-014.

MOTION carried.

PLANNING CONSULTANTS COMMENTS

No comments at this time.

PLANNING COMMISSION MEMBER COMMENTS

No comments at this time.

ADJOURNMENT

MOTION by PENZIEN seconded by KOEHS to adjourn the meeting at 8:00 p.m.

MOTION carried.

Respectfully submitted,

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Edward Gallagher, Chairman

Michael D. Koehs, CMC
Macomb Township Clerk